

BK 6107PG307

47/312

TRANSFER  
TAX  
PAID

WARRANTY DEED

Statutory Short Form

035419

We, **Timothy J. Bolduc and Ann-Marie M. Bolduc** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Tracy L. DeVoll**, of 39 Drummond Avenue, Waterville, Maine 04901, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Lying on the northerly side of Western Avenue and beginning at a point on said Western Avenue at the southwest corner of land of Norman Mathews; thence running along the northerly side of Western Avenue, eighty-two and fifty-one hundredths (82.51) feet; thence northerly in a direct line at right angles with said Western Avenue a distance of two hundred fifty-three and seventy-five hundredths (253.75) feet; thence turning an angle to the right and running in an easterly direction to an iron pin set in the ground to the westerly line of said Mathews' land, eighty-three and twenty-five hundredths (83.25) feet; thence turning an angle to the right and running two hundred sixty-seven (267) feet along the westerly line of said Mathews' land, to the point of beginning.

Reserving a right of way to be used by Josephat Giroux, his heirs and assigns, together with others, bounded and described as follows, to wit: Starting at the southwest corner of the land hereby conveyed; thence easterly along Western Avenue twenty (20) feet; thence turning an angle to the left and running in a direct line at right angles with Western Avenue a distance of about two hundred fifty-six and twenty-five hundredths (256.25) feet; thence turning an angle to the left and running a distance of twenty (20) feet in a westerly direction to an iron in the ground; thence turning an angle to the left and running a distance of about two hundred fifty-three and twenty-five hundredths (253.25) feet to the point of beginning.

Also excepting and reserving certain premises conveyed by George Bourque to his son, Wilfrid J. Bourque and Jacqueline R. Bourque on or about the year 1951 said deed being recorded in the Kennebec County Registry of Deeds.

In 1949, one Albert F. Drummond sold premises (larger than the description above) to Josephat Giroux and George Bourque. On October 24, 1949, the said Josephat Giroux sold a one-half undivided interest in one-half of the premises described in the Albert F. Drummond to Josephat and George Bourque deed, to the said George Bourque, said Warranty Deed being recorded in the Kennebec County Registry of Deeds in Book 888 Page 327.

MDRS  
②

Also a part of a right of way starting one hundred sixty (160) feet from Western Avenue in said Waterville and continuing to the northern boundary of premises described in deed from Josephat Giroux to George Bourque, dated October 24, 1949, and recorded in said Registry in Book 888 Page 327, which portion of right of way was reserved by Josephat Giroux.

Together with the right to pass and repass on foot and with vehicles or otherwise; over the westerly part of a strip of land known as Taylor Terrace, on a plan of lots made by C. H. Crane, C.E., known as Drummond Property; and located on the northerly side of Western Avenue, in said Waterville. Said plan being dated May 31, 1948, which plan is recorded in said Registry, to which reference is hereby made for a more particular description.

Being the same premises described in a warranty deed from Lillian Bourque and Gertrude Bourque to Timothy J. Bolduc and Ann-Marie M. Bolduc dated December 1, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3660 Page 70.

WITNESS our hands and seals this 24<sup>th</sup> day of November 1999.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord

Timothy J. Bolduc  
Timothy J. Bolduc

William P. Dubord

Ann-Marie M. Bolduc  
Ann-Marie M. Bolduc

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: November 24, 1999

Then personally appeared the above named Timothy J. Bolduc and Ann-Marie M. Bolduc and acknowledged the foregoing instrument to be their free act and deed.

Before me,  
RECEIVED KENNEBEC SS.

1999 NOV 30 AM 9:00

ATTEST: Barbara Ruth Mann  
REGISTER OF DEEDS

William P. Dubord  
Notary Public

Print  
Name:

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public

My Commission Expires 6/26/2001

